

**PUBLIC MEETING**  
**January 22, 2002**

Chairman Mike Murray called the meeting to order at 9:00 a.m.

Commissioners Varone and Loendorf were present. Others attending all or a portion of the meeting included Ron Alles, Sharon Haugen, K. Paul Stahl, Frank Rives, Jerry Grebenc, John Traub, Chick Rolling, Cheryl Hutchinson, Robert Hudnall, Gary Schmidt, Terry Oler, Susan Meyer, Tom DeBaun, Mike Dennison, Ray Schell, Bernie Adams, Dan Ryan, and Carole Byrnes.

Request for Extension of Preliminary Plat Approval for the Traub Minor Subdivision. Frank Rives reported that the applicant, John Traub, has requested a one-year extension of his preliminary plat approval. Staff recommended approval based on due diligence. Commissioner Varone moved that the Commissioner grant a one-year extension February 22, 2003. Commissioner Loendorf seconded the motion and it carried unanimously.

Request for Extension of Preliminary Plat Approval for the Petersen Minor Subdivision. Sharon Haugen reported that the applicant, Gary Lee Petersen, has requested an extension of his preliminary plat approval. Staff recommended approval based on due diligence. Commissioner Loendorf moved that the Commission grant a one-year extension. Commissioner Varone seconded the motion and it carried unanimously.

Reconsideration of a Proposed Subdivision, Summary Review to be Known as Richland Towers No. 1 Minor. (cont. from 12/6/01). The Commissioners will consider creating one space for lease for a communication tower site (100 feet by 100 feet). The tract would be developed with one space for lease for a 250 foot tall, self-supported communication tower and telecommunication shelters, which are similar to phone and electric utility boxes. A six-foot high, chain link security fence would enclose the lease space. The parcel is currently developed with an RV park, but the proposed lease site is an open field. No services, other than electrical services would be required for this development. Access to the lot would be from Lincoln road connecting to an unnamed access road adjacent to the Lincoln Road RV Park. There is no parkland requirement for this proposal. The proposal is located in the SW1/4 of Section 18, T11N, R3W. The proposal is generally located north of Lincoln Road, west of North Montana Avenue and east of Lincoln Road RV Park.

The Commission opened the public hearing.

Chick Rolling, Box 9716, Helena, discussed his two issues of concern. (1) there was no significant comment made from the school district as a closely adjacent landowner, concerning the location of the tower near Jim Darcy School. An issue with respect to the school is the welfare, safety and general conditions related to the location of the school and the tower. In a brief and limited discussion with school officials, they did not seem to be aware of the tower proposal. (2) the criteria with which the Commission evaluates a proposal such as this. The criteria seems to be written around the subdivision requirements and do not particularly apply to the tower situation being addressed.

Hearing no other public comments, Commissioner Varone moved that the Commission continue the public hearing and render a decision on February 21, 2002. Commissioner Loendorf seconded the motion.

Without objection, the Commission incorporated email information from Susan Meyers and other comments that were given to the Commission today.

The motion to render a final decision on February 21 carried unanimously.

Reconsideration of a Proposed Subdivision, Summary Review to be Known as Richland Towers No. 4 Minor Subdivision. (cont. from 12/6/01). The Commissioners will consider creating a space for lease for construction of a 190-foot tall self-supported cellular communication tower. Improvements within the lease space would consist of four 12-foot by 20-foot "telecom shelters and one 8-foot by 12-foot "telecom shelter." According to the applicant, the telecom shelters would be similar in nature to utility boxes such as those for electrical and telephone and would be approximately 4-feet in height. The lease space will be enclosed by a six-foot high, chain link security fence. Access to the lease space is proposed to be from the existing access road from the Dearborn River Road. There is no parkland requirement for this proposal. The subject property is located on Lot 4, Block 2, of the Mid Canon Heights Subdivision No. 2 and is in the NW1/4 of Section 19, T16N, R2W; generally located north of Interstate 15 and south and adjacent to the Dearborn River Road and is the site of the Dearborn Fire Station.

Jerry Grebenc. At the close of the public hearing on December 6, 2001, the Board made a motion and approved to extend that public hearing until today. Staff has no further information to add.

Cheryl Hutchinson owns property in both Cascade and Lewis and Clark County. The canyon has long been of scenic and recreation value and more people are becoming more aware of its historical significance. There have been several campsites and observation points recorded by the Lewis and Clark Expedition in 1805. Would rather see the tower in some less conspicuous place and that all alternatives are being explored. Encouraged ongoing mechanisms for the two counties to jointly address canyon related issues.

Hearing no other comments, this closes the public testimony.

Commissioner Varone moved to continue the public hearing and render a decision on February 21, 2002. Commissioner Loendorf seconded the motion.

Without objection, the Commission entered into the public record a letter received this morning from Stacie Beyrodt.

Commissioner Varone discussed information that Dan Ryan gave her to read relating to the historical nature of the Dearborn area, and correspondence she received from Prof. Bergantino and Mark Baumler, Ph.D. regarding additional historic information. Additional, Ed Martin has been in contact with the Lewis and Clark Interpretive Center in Great Falls and other historical individuals and he indicated that the Commission can expect additional information regarding this area as being a cultural location.

Without objection, the Commission entered the letters into the public record.

Commissioner Loendorf asked staff to research the issue regarding the volunteer fire department.

The motion to continue this to February 21 carried unanimously.

Resolution Declaring County Property Surplus Property. The resolution is to surplus computer equipment in the ITS office. Commissioner Loendorf moved that the Commissioner approve the resolution and authorized the Chair to sign. Commissioner Varone seconded the motion. Any computers in operation should be offered to the senior centers and fire departments. The motion carried unanimously.

Ex Parte Communications. (cont from 12/11/01). Commissioner Varone moved to keep the public record open and render a decision on Tuesday, January 29, 2002. Commissioner Loendorf seconded the motion and it carried unanimously.

There being no other business, the meeting adjourned at 9:50 a.m.